

Before the Board of Zoning ADjustment, D. C.

PUBLIC HEARING -- June 15, 1966

Appeal No. 8782 Robert P. Alexander et ux, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on June 22, 1966.

EFFECTIVE DATE OF ORDER -- July 27, 1966

ORDERED:

That the appeal for a variance from the side and rear yard requirements of the R-1-B District to permit a one story rear addition to dwelling at 4507 Van Ness Street, NW., lot 52, square 1561, be granted.

FINDINGS OF FACT:

(1) Appellant's property is located in an R-1-B District and is improved with a two-story detached single family dwelling.

(2) The lot has a 50 foot frontage on Van Ness Street and a depth of 60 feet. The rear of the property abuts a 16 foot public alley. The lot contains 3,000 square feet of land.

(3) Appellant proposes to enclose an existing rear porch in order to provide a breakfast nook. The existing porch is 6'x8' and appellant proposes to extend the porch another 30 inches.

(4) Section 3305.1 of the Zoning Regulations provides that there be an 8 foot side yard for dwellings in the R-1-B District.

(6) Appellant's side yard is seven (7) feet and the rear yard 16 1/2 feet. The rear yard contains a 10' x 20 garage.

(7) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

The Board holds that the granting of this appeal will not substantially increase the prescribed lot occupancy for the R-1-B District and that the enclosure of this rear porch will not be inconsistent with the present use and occupancy of the lot and will have no adverse affect upon adjacent and nearby property.

Further, we are of the opinion that the requested relief can be granted without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Maps.